



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660005940								
Parcel ID	21N15E-07-2-00000-000-0000								
Cadastral ID	07-21-15-01000								
Property Type	REAL - Real Property								
Property Class	RC	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	281332								
FREEMAN, JACK L									
TRUSTEE									
PO BOX 402 OWASSO OK 74055-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	3.85 - Acres						
Sec/Twn/Rng	7 / 21 / 15 / 2								
Neighborhood	5001 - TASC 2016								
School District	S021 - OWASSO SCHOOLS								
Legal Description					REVAL 2023	5/17/2022			
Lat/Long: 36.32077987 -95.75790849					Building Permits				
E2 W2 NW 10 ACRES LOT 1 & W2 SW NW 10 AC LOT 1 LESS N'ERLY STRIP DEEDED TO ODOT FOR HWY 20 ON BOOK 1664-79 DESC AS BEG 170.77'E OFNW/C OF GOVT LOT 1' TH N88-04-48E 170.77'; TH S01-47-15E 110';TH S88-04-48W 171.71'; TH N01-17-54W 110.01' TO POB & 80 AC M/L DESC AS COMM NW/C GOVT LOT 1 110.01' TO POB;					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2262/383	HARRIS, DONALD R	07/18/2012	45,000	YES
					2251/318	HARRIS, DONALD R &	05/16/2012	0	4
					1182/110	HARRIS, ANEETA J	06/14/1999	0	No
					1049/550	HARRIS, DONALD RAY	12/19/1996	95,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2013	Land Value	62,003	62,003	11%	6,820	Assessed	39,015	4,234.61
Year Frozen	0	Improvements	452,984	292,682		32,195	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	514,987	354,685		39,015	Total Taxable	39,015	4,235.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005940	FREEMAN, JACK L	7	517,975	0	37,157	4,033.00		
2024	2024-660005940	FREEMAN, JACK L	7	429,269	0	35,388	3,905.00		
2023	2023-660005940	FREEMAN, JACK L	7	464,214	0	33,703	3,639.00		
2022	2022-660005940	FREEMAN, JACK L	7	464,220	0	32,098	3,603.00		
2021	2021-660005940	FREEMAN, JACK L	7	414,044	0	30,570	3,394.00		
2020	2020-660005940	FREEMAN, JACK L	7	414,044	0	29,114	3,228.00		
2019	2019-660005940	FREEMAN, JACK L	7	420,531	0	27,728	3,076.00		
2018	2018-660005940	FREEMAN, JACK L	7	240,068	0	26,407	2,835.00		
2017	2017-660005940	FREEMAN, JACK L	7	240,068	0	26,407	2,861.00		
2016	2016-660005940	FREEMAN, JACK L	7	240,068	0	26,407	2,863.00		
2015	2015-660005940	FREEMAN, JACK L	7	72,000	0	7,920	864.00		
2014	2014-660005940	FREEMAN, JACK L	7	72,000	0	7,920	871.00		
2013	2013-660005940	FREEMAN, JACK L	7	72,832	0	8,012	865.00		



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	167,706.00 x .62 =	104,435	
Factor Value	0		
Adjustments	59.37%		
Lot Value	62,003		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	998692
Total Building Area	8,400	Image Date	5/17/2022
Total Base Value	578,364	Name	IMG_0013.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements			
Replacement Cost New	578,364		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	452,984		
Economic Depreciation			
RCNLD (All Sources)	452,984		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	452,984		
Land Value	62,003		
Cost Approach Value	514,987	61.31/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	62,003
Effective Gross Income (EGI)		Total Appraised Value	514,987 61.31/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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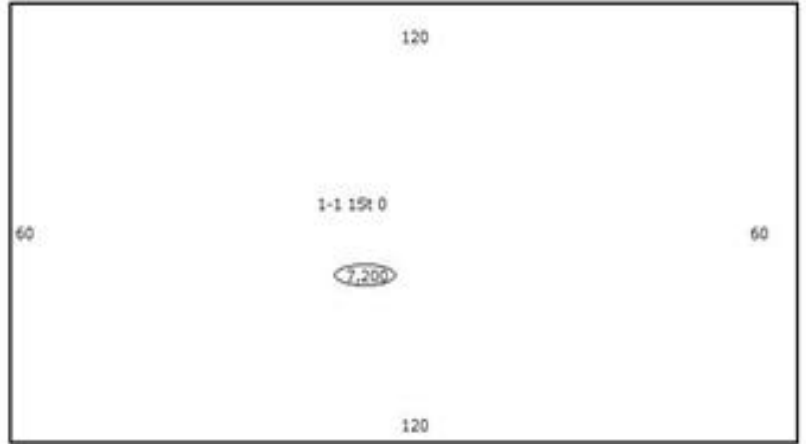
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### Sketch Image

660005940



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	1-1 1St 0	7,200	1.000	7,200
2	C	326		20	326	1,200	1.000	1,200
<b>Total Building Area</b>						<b>8,400</b>		<b>8,400</b>



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Account 660005940  
Parcel ID 21N15E-07-2-00000-000-0000  
Cadastral ID 07-21-15-01000

Tax Area Code 7  
Property Class RC  
Owners Name FREEMAN, JACK L

### Building Data

Building ID 4318  
Building Sequence 1  
Occupancy 1 326 Storage Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,200  
Average Perimeter 140  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1975  
Effective Age 33  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 2 - Fair  
Exterior Wall 9 - Cavity Concrete Block  
Heating/Cooling  
Roof Type Flat  
Roof Cover Composition Roll

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0016.JPG  
Image Date 5/17/2022  
Image Name IMG\_0016.JPG  
Description REVAL 2023

### Cost Calculations

Appraisal Zone 4  
Zone Description  
Base Cost 48.03  
Wall Cost 48.92  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 96.95  
Total Area 1,200  
Base RCN 116,340  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 116,340  
Physical Depreciation 76%  
Functional Depreciation  
Total Depreciation 76% (88,418)  
Total RCNLD 27,922  
Lump Sums  
Total Building Value 27,922 \$ 23.27 Per SqFt



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Account 660005940  
Parcel ID 21N15E-07-2-00000-000-0000  
Cadastral ID 07-21-15-01000

Tax Area Code 7  
Property Class RC  
Owners Name FREEMAN, JACK L

### Building Data

Building ID 52  
Building Sequence 2  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 7,200  
Average Perimeter 360  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2015  
Effective Age 6  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0013.JPG  
Image Date 5/17/2022  
Image Name IMG\_0013.JPG  
Description REVAL 2023

### Cost Calculations

Appraisal Zone 4  
Zone Description  
Base Cost 42.51  
Wall Cost 9.74  
HVAC Cost 11.92  
Basement Cost 0.00  
Total Base Cost 64.17  
Total Area 7,200  
Base RCN 462,024  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 462,024  
Physical Depreciation 8%  
Functional Depreciation  
Total Depreciation 8% (36,962)  
Total RCNLD 425,062  
Lump Sums  
Total Building Value 425,062 \$ 59.04 Per SqFt